

Administrative Alternates



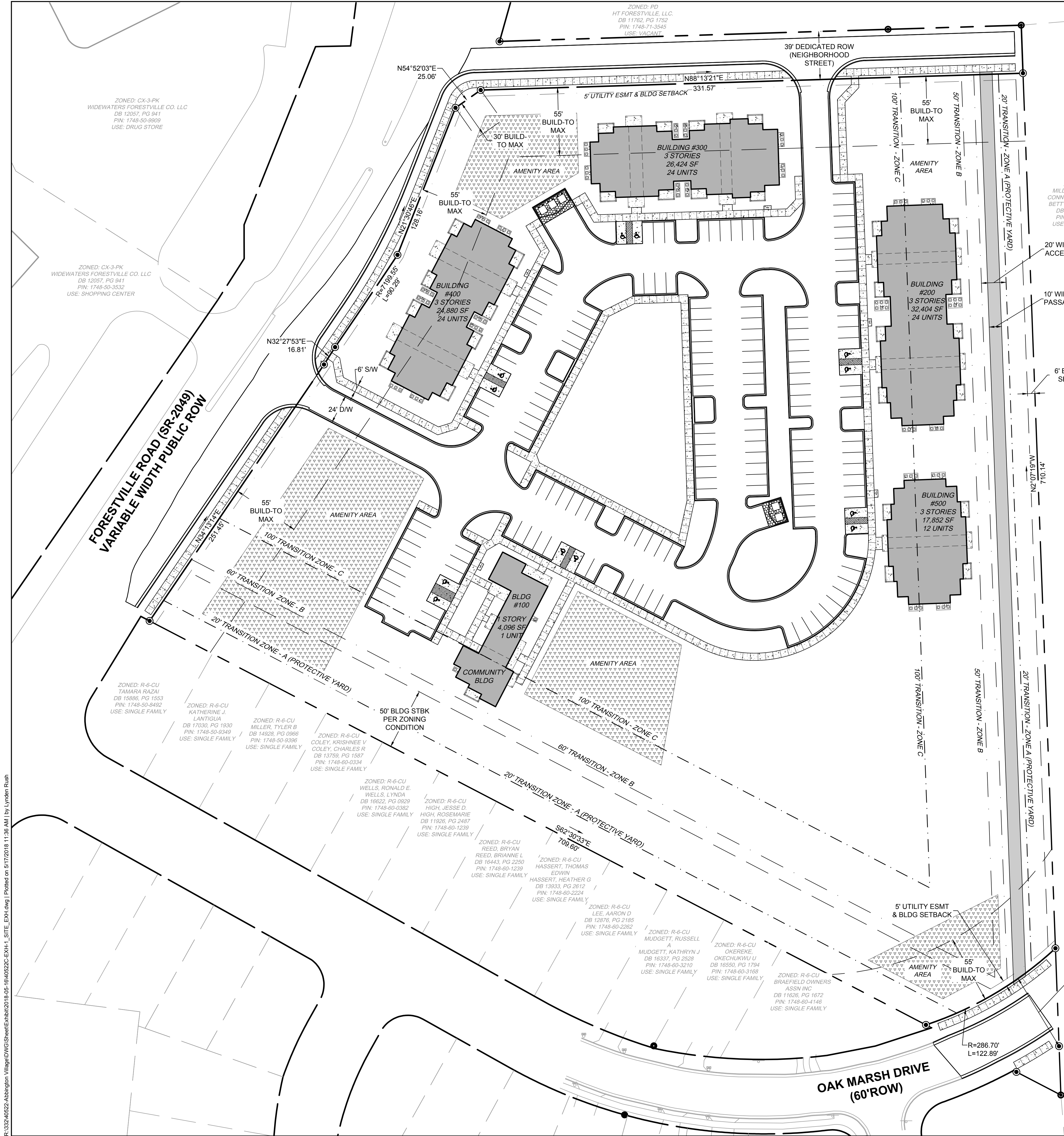
DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 3.2.4.D. and 1.5.6. Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached Exhibit A. Provide all associated case plan numbers including zoning and site plan: S-21-18 , Building Permit Transaction #: 547193	Transaction Number

Property Address 2929 Forestville Road, Raleigh NC 27616		Date 5-16-2018
Property PIN 1748601626, 1748603845	Current Zoning RX-3-CU	
Nearest Intersection Louisburg Rd	Property size (in acres) 9.766	
Property Owner Raleigh Abbington Village, LLC	Phone 404-250-4093	Mail 2964 Peachtree St NW, Suite 200 Atlanta, GA 30305
	Email billrea@reaventures.com	
Project Contact Person Matt Monroe	Phone 404-250-4093 ext 709	Mail 2964 Peachtree St NW, Suite 200 Atlanta, GA 30305
	Email mattmonroe@reaventures.com	
Property Owner Signature <i>William J. Rea, Jr.</i> <i>Manager</i>	Email	
Notary Sworn and subscribed before me this <u>16th</u> day of <u>May</u> , 2018	Notary Signature and Seal 	

R:\3324622-Abbingdon Village\DWG\Sheet\Exhibit\2018.05-16\40522C-EXH-1 SITE_EXH.dwg [Plotted on 5/17/2018 11:36 AM] by Lynden Rush



BUILD-TO TABLE							
STREET TYPE	FRONTAGE (LF)	% REQ'D w/ BLDG	LF REQ'D w/ BLDG	% PROV'D w/ BLDG	LF PROV'D w/ BLDG	% PROV'D w/ BLDG & AMENITY	LF PROV'D w/ BLDG & AMENITY
PRIMARY STREET (FORESTVILLE RD.)	486.71 LF	70%	340.70 LF	30.49%	148.41 LF	82.05%	399.36 LF
SIDE STREET (PROP. NEIGHBORHOOD ST.)	331.57 LF	35%	116.05 LF	45.97%	152.42 LF	69.26%	229.64 LF
SIDE STREET (OAK MARSH DR. EXTENSION)	122.89 LF	35%	43.01 LF	0%	0 LF	86.27%	106.02 LF
CORNER*	25.06 LF	N/A	YES	0%	0 LF	100%	YES

- *UDO 1.5.6.C
1. ON CORNER LOTS, A BUILDING FACADE MUST BE PLACED WITHIN THE BUILD-TO FOR THE FIRST 30 FEET ALONG THE STREET EXTENDING FROM THE BLOCK CORNER.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	
05/16/2018	
DRAWN BY	L. RUSH
DESIGNED BY	B. DOWNS
CHECKED BY	R. BAKER
SCALE	AS SHOWN

TIMMONS GROUP

ABBINGTON VILLAGE
NORTH CAROLINA LICENSE NO. C-1652
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
SITE EXHIBIT

JOB NO.
40522

SHEET NO.
EXH-1

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